

**Request of Paul and Natalie Bean for an Administrative Review of a 2-Lot
Subdivision of property located at 80 Woodward Rd**

Members Present: J. Heyer, M. Dufresne, N. Hibbard, C. Rainville, M. Varney

Public Present: Skip Taylor, ZA

Applicants: Paul and Natalie Bean

7:15 – **J. Heyer** opened the hearing. The warning was read, introductions made, and interested parties were sworn in.

Skip Taylor presented the Administrative Review. The applicants have requested to subdivide an approximately 20-acre parcel into 2 10-acre lots. Lot 1A will contain a single-family home, and Lot 1B will contain a barn with an Accessory Apartment. When Lot 1A is sold a new septic system will be installed on Lot 2B. Skip said the proposal met all the applicable provisions of the Development Regulations and recommended approval.

Discussion included driveway upgrades, garbage enclosures, proposed septic areas, certificates of occupancy, and hammerheads and turnarounds. Additional discussion concerned the different requirements of each lot and the options required depending on which lot sells first. All conditions from a previous subdivision in 2009 will apply to this proposal. The survey map shall show a proposed hammerhead.

8:10PM – **C. Rainville** moved to accept the Zoning Administrators recommendation for approval of the 2-lot subdivision; **M. Dufresne** 2nd. All in favor.

8:15PM – Hearing closed.

Respectfully Submitted,
Martha Varney, DRB Vice-Chair

Signed: _____ **Date:** _____
For the Development Review Board

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These draft minutes are unofficial until approved at the next regularly scheduled meeting. All motions were unanimous unless otherwise indicated